

Town of Ipswich
ZONING BOARD OF APPEALS

AGENDA

September 17, 2020 @ 7:30 p.m.

This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link:

Join Zoom Meeting

<https://zoom.us/j/99373872525?pwd=bmZHZUdlOFAYYjBQSZZTVGZJcDF3UT09>

Continued Public Hearings:

26 Essex Road (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February, March, April, May, June, July and August 2020 meetings)

306 Linebrook Road, Stephen & Helen Ingemi requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to section XI.J and XI.K and V.D Table of use Regulations to convert a one-family dwelling to a two-family dwelling at 306 Linebrook Road (Assessor's Map 27D lot 10A) located in the Rural Residential A (RRA) Zoning District. (continued from the August meeting)

New Public Hearing:

99 Topsfield Road, Jonathan Hubbard requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to section XI.J and XI.K and II.B.3 and VI.F Table of Dimensional and Density Regulations and footnote 2 to construct an attached garage greater than seven hundred and fifty (750) sq. ft. and reduce the right side yard setback by no more than 50% of the required. (Assessor's Map 41C Lot 7) located in the Rural Residential A (RRA) Zoning District.

27 Town Farm Rd, Wayne Moses requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to sections XI.J & XI.K – also, II Applicability A. and B.1, 2, and 5 and VI.F to construct a detached garage after a fire and reduce the side yard setback by no more than 50% of the required. (Assessor's Map 30B Lot 050) located in the Rural Residential A (RRA) Zoning District.

50 Argilla Road, Thomas & Carrie Woodruff requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to, sections XI.J and XI.K -II.B.2 and VI.F to construct an garage/addition to an existing non-conforming structure for an accessory building footprint greater than seven hundred and fifty (750) sq. ft. (Assessor's Map 42D Lot 14) located in the Rural Residential A (RRA) Zoning District.

Approval of Minutes 8.20.2020

Adjourn:

Topic: Zoning Board of Appeals

Time: Sep 17, 2020 07:30 PM Eastern Time (US and Canada)

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